

±1,200 SF MOVE-IN READY OFFICE IN SURPRISE

14245 W GRAND AVE | SURPRISE, AZ 85374

FOR LEASE



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HIGH-VISIBILITY OFFICE ON GRAND AVENUE IN SURPRISE

PROPERTY ADDRESS: 14245 W Grand Ave

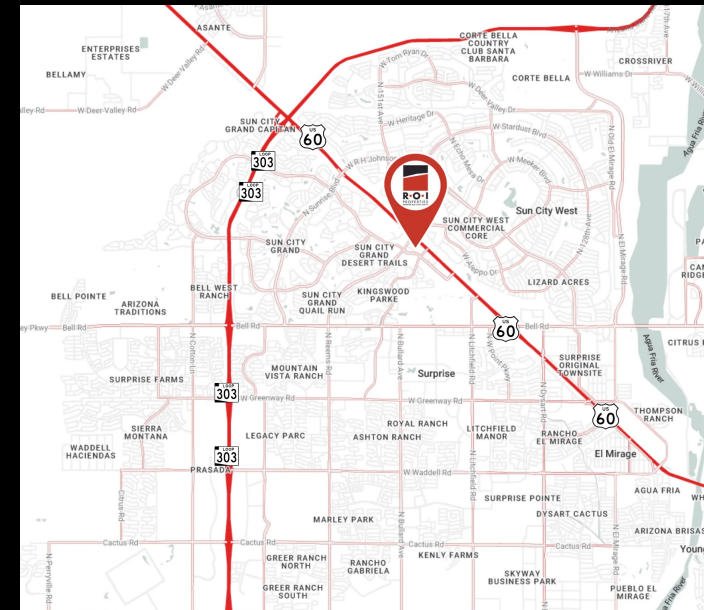
LEASE RATE: \$29/SF/Year
(\$2,900 MG Per Month)

SPACE SIZE: ±1,200 SF

TYPE OF LEASE: Modified Gross

Located on a prime pad site within a busy retail center along Grand Avenue (U.S. 60), this professional office building offers excellent visibility, easy access, and strong foot traffic. Suite 3, approximately 1,200 square feet, is now available for professional office users seeking a high exposure location in the heart of the rapidly growing West Valley. The property is surrounded by major anchors including Banner Del Webb Medical Center, Walgreens, Albertsons, Trader Joe's, Outback Steakhouse, and Texas Roadhouse, providing convenience for both employees and clients. With nearby residential growth fueled by the expanding Asante master planned community and Surprise City Center, this location offers a strategic advantage for service based businesses looking to grow in a thriving market.

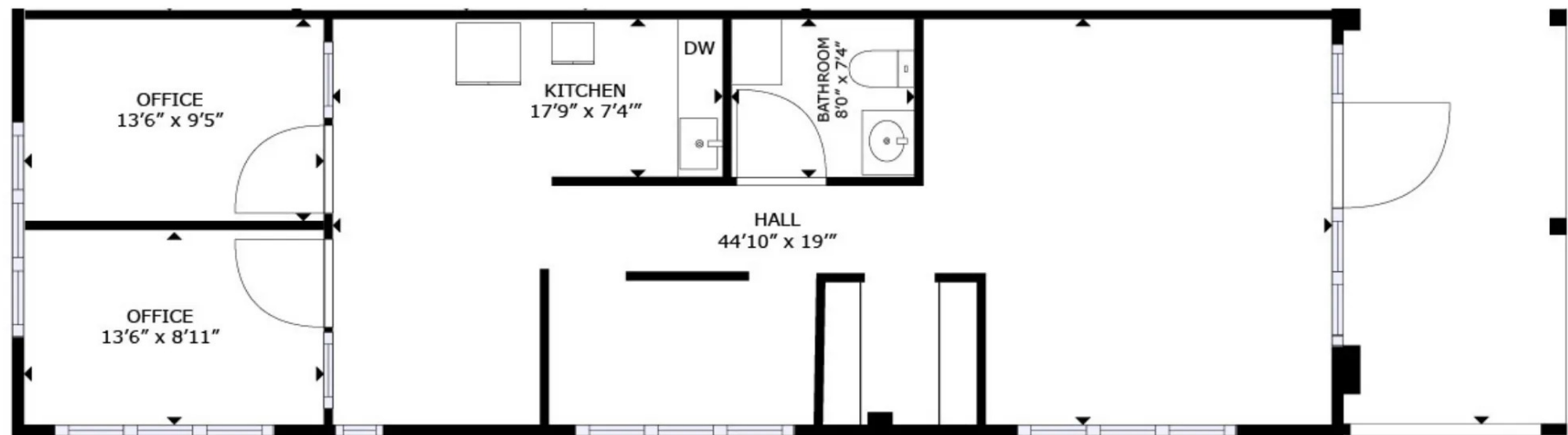
- ±1,200 SF Available with a functional, ready-to-occupy layout
- High-Visibility Location along Grand Avenue (U.S. 60)
- Surrounded by Major Retail & Medical Anchors
- Rapidly Growing Trade Area in the heart of the booming West Valley



BRIGHT OPEN SPACE WITH 2 OFFICES AND KITCHEN

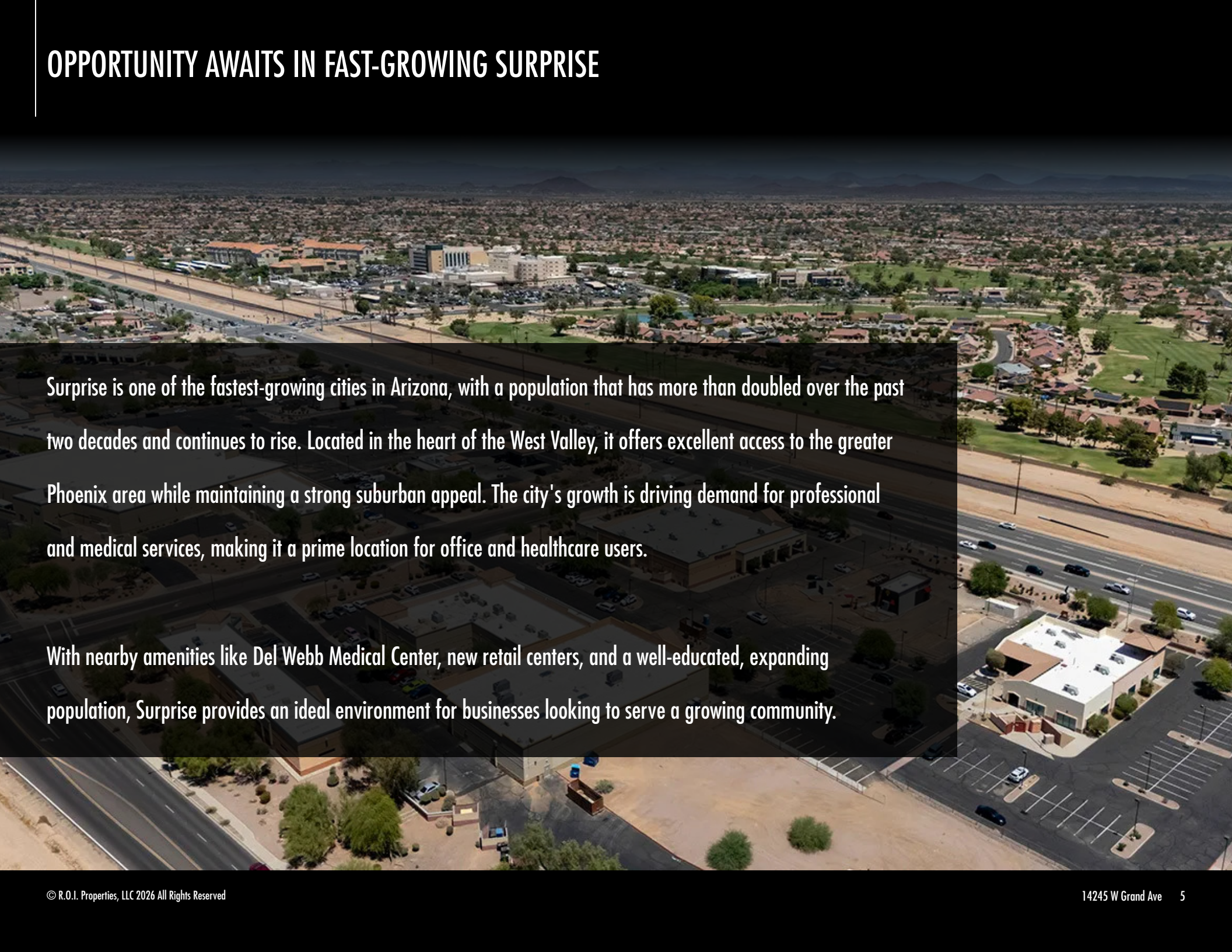


GREAT FLOOR PLAN WITH 2 PRIVATE OFFICES



FLOOR PLAN

OPPORTUNITY AWAITS IN FAST-GROWING SURPRISE



Surprise is one of the fastest-growing cities in Arizona, with a population that has more than doubled over the past two decades and continues to rise. Located in the heart of the West Valley, it offers excellent access to the greater Phoenix area while maintaining a strong suburban appeal. The city's growth is driving demand for professional and medical services, making it a prime location for office and healthcare users.

With nearby amenities like Del Webb Medical Center, new retail centers, and a well-educated, expanding population, Surprise provides an ideal environment for businesses looking to serve a growing community.

ACTIVE ARE NEAR THE GRAND, SUN CITY WEST AND ASANTE



CLOSE TO SHOPPING AND SURPRISE CITY CENTER/SPRING TRAINING

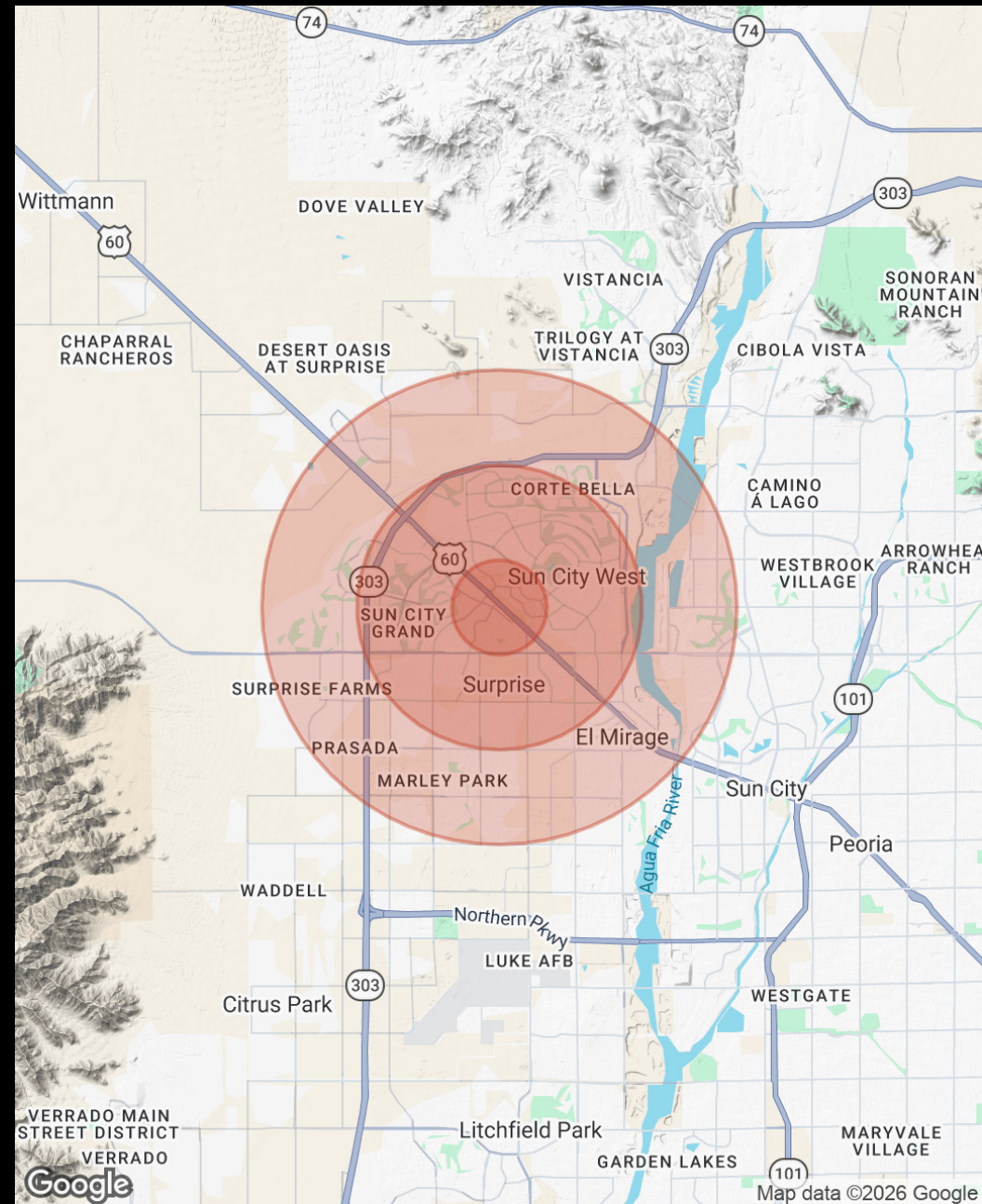


DEMOGRAPHIC REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,352	88,242	211,556
Average Age	65	55	48
Average Age (Male)	64	54	47
Average Age (Female)	65	55	49

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,651	40,327	85,397
# of Persons per HH	1.8	2.2	2.5
Average HH Income	\$76,972	\$92,835	\$99,294
Average House Value	\$379,352	\$416,895	\$417,355

2020 American Community Survey (ACS)





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FOR MORE INFORMATION VISIT
WWW.ROIProperties.COM



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